

<u>APPLICATION NO:</u>	23/02697/FUL	<u>CASE OFFICER:</u>	John Fleming
<u>WARD:</u>	St Gabriels	<u>PARISH:</u>	Tarbock Parish Council
<u>LOCATION:</u>	88 Bardley Crescent, Huyton, Knowsley, L35 1RJ		
<u>PROPOSAL:</u>	ERECTION OF PART SINGLE STOREY AND PART TWO STOREY SIDE AND REAR EXTENSIONS AND CONVERSION OF ETACHED GARAGE TO GARDEN STORAGE BUILDING		

Site Description

The application property is a semi-detached dwelling located within a primarily residential area.

The character of the street scene is predominantly semi-detached dwellings constructed in a 1960s/1970s fashion. The application property is brick facing and accommodates a gable roof with white UPVC doors, windows and cladding.

The property has a hardstanding drive although it is only capable of providing parking in the front garden as the space adjacent to the gable end of the property falls below the Council's parking standards.

The neighbouring property at no. 88 benefits from a two-storey side extension to which a number of pipes, boiler vent and soil stack is visible.

At the rear of the property is an outbuilding. The garden appears to have a slightly sloping topography towards the rear elevation of the dwelling house. At the rear of the property boundary is a number of mature trees beyond which is a local park.

Proposal

The application proposals seek permission for a part single storey part two storey side and rear extension together with the erection of a pergola/garden storage area following the partial demolition of the existing outbuilding.

The single storey aspect would span 1.8m in width and 11.68m in depth. It would then turn and span 7.24m in width and project approximately 4m from the rear elevation. It would include 1no. window at the front elevation together with 1no. door at the gable end and 2no. doors at the rear elevation. The front elevation would include a pitched roof measuring 2.39m at the eaves and 3.12m at its highest point. The rear elevation would include a flat roof incorporating roof lantern measuring 2.83m at its highest point.

The two-storey aspect would set in 1m from the front elevation at first floor level. It would span a width of 1.8m from the gable end and span a depth of 9.69m where it would then turn and span a width of 4.35m at the rear and return to the dwelling house projecting a maximum of 3m from the existing rear elevation.

The existing outbuilding will be converted to a garden store occupying a footprint of 3.81m². A pergola would replace much of the existing garage and connect to the

storage shed and measure 4.97m in length by 3.77m in width attaining a maximum height of 2.77m.

The proposals would provide a shower room, utility and open plan kitchen and dining area on ground floor level. At first floor level the existing bathroom will be converted to a master bedroom with wardrobe and en-suite bathroom and the existing single bedroom converted into a shower room.

Consultations

Highways – No objection.

Representations

This application has been publicised by letters sent to 5 neighbours and displayed via site notice. Two responses have been received from neighbours raising no objection to the proposed development but raising concerns as to the effects the development may have on the need to replace soil stack/venting pipes and costs associated with this if necessary. Building control have confirmed that there is no need to undertake alterations to the soil stack, pipe work or vents.

Notwithstanding this, concerns were raised regarding land ownership. The neighbouring occupier's extension is built at or within close proximity to the common law boundary where it appears a sliver of land remains where the soil stack/pipe work is located. A request was made for the applicant to confirm ownership of this land. Instead, revised plans have been received reducing the size of the red edge to omit this sliver of land.

The house extension would extend 1.8m from the gable end of the application property and would be cited solely within the applicant's landownership. The pipe work and vents are not material planning reasons that can be taken into consideration as part of this application and would constitute a civil arrangement in terms of maintenance that would need to be discussed by the applicant and neighbours and therefore falls outside the planning process.

Planning History

No relevant planning history associated with the individual dwelling house since its construction.

Relevant Policy

Paragraph 11 of the National Planning Policy Framework (NPPF) states that planning decisions should apply a presumption in favour of sustainable development. This means approving development proposals that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

Paragraph 12 of the NPPF clarifies that the presumption in favour of sustainable development does not change the statutory status of the development plan as the

starting point for decision making. Where a planning application conflicts with an up-to-date development plan, permission should not normally be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

The development plan in Knowsley comprises the Saved Policies of the Replacement Unitary Development Plan, the Core Strategy Local Plan and the Joint Waste Local Plan. The following policies are relevant to the determination of this application.

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

H5 – Primarily Residential Areas

H8 - Extensions and Alterations to Residential Properties

In addition, the Householder Development SPD (2016) is a material consideration for the purposes of this planning application and provides additional guidance in relation to householder development within Knowsley Borough.

The site is allocated within a Primarily Residential Area. As such, the extension of a domestic premises together with alterations to the existing outbuilding considered acceptable in principle, subject to compliance with local planning policy and guidance.

Regarding the adopted Development Plan policies, the proposed application has regard to policies CS2 and CS19 of the adopted Local Plan Core Strategy (2016) and saved policies H5 and H8 of the Unitary Development Plan (2006), together with the Householder Development SPD (2016).

These policies and guidance require that new development demonstrates a high standard of design, which does not adversely affect the character of the property or street scene; maintains a good standard of amenity for all existing and future occupants; avoiding overlooking and overshadowing, as well as an unacceptable overbearing impact; and that adequate parking and garden space would remain for use by residents of the extended property.

Article 35 Statement

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating with the applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Assessment

Design

The character of the street scene is predominantly residential properties. The Householder Development SPD states that two storey side extensions should be designed to avoid having an overbearing effect or causing unacceptable loss of light or privacy for neighbours and avoid the creation of a terracing effect.

The proposals include a 1m set back at first floor elevation and also retain

approximately .63m separation to the common law boundary and .83m to the gable end of the neighbouring property. As such, the combination of a 1m set back together with the separation between properties would not result in the creation of a terracing effect within the street scene.

The development would accommodate a gable roof consistent with the application property which would sit lower than the existing ridge helping to ensure that the development appears subservient to the main dwelling house.

The part single storey extension would project 4m in depth and would attain a roof height of 2.7m with a maximum height of 2.83m when taking account the glazed panel. Although the Householder Development SPD advises that extensions should accommodate pitched roofs, it was unable to do so in this instance due to the interface with the first floor window. As such, given its location at the rear of the dwelling and that it would not be visible from the public highway it would be acceptable in terms of design.

The proposed two storey rear extension would accommodate a dual pitch roof. As originally submitted, this included an Apex window arrangement which previously included a Juliet balcony. This was considered out of keeping with the openings of the existing dwelling house and may adversely affected residents amenity due to the size of the opening as originally submitted. Revised plans were submitted to address this through the use of a traditional window arrangement which is in keeping with the positioning and sizes of windows of the dwelling house and is acceptable in terms of design.

The proposed extension would be constructed in materials to match that of the dwelling house. Overall, the proposed extension is acceptable in terms of design and would not look out of place with regards to the host property or character of the street scene.

The proposed works to the existing outbuilding would result in the existing garage being partially demolished to accommodate the new pergola. The pergola is simple in design and the only reason for planning permission is due to the height and proximity to the common law boundary. Given that the proposed pergola would mirror the footprint of the existing garage and that it would be a more open ended structure it would provide betterment in terms of visual outlook to neighbours and is acceptable in terms of design.

Residential Amenity

No. 90 Bardley Crescent

No. 90 is the adjoining semi-detached property and benefits from a rear conservatory. The Householder Development SPD advises that single storey extensions up to 4m will be acceptable in principle. The proposed extension would be set in .48m from the neighbouring extension.

The extension includes a slight overhang associated with the fascia board with neighbouring property. As originally submitted, notice was not provided to the neighbouring occupier and this was undertaken during the course of this application. No representations have been received from this neighbour objecting to the proposed development. Given that the development is within the acceptable footprint advised by the Householder Development SPD and that it would arguably allow for more light to pass through as opposed to a pitched roof to the neighbouring conservatory it is not considered that existing and future occupiers would be adversely affected.

No. 86 Bardley Crescent

No. 86 is the adjacent semi-detached property. It has been extended in the form of a two storey side extension where external pipework is visible from the applicant's land and single storey rear extension. There is uncertainty concerning landownership associated with the sliver of land in which the soil stack and associated pipe work is located. However, this is not a material planning consideration and following receipt of a revised location plan the issue of ownership falls away.

According to the plans submitted the single storey side aspect would extend 4m in depth from the original dwelling house and would extend roughly 1.42m beyond the neighbouring rear extension. As such, this aspect of the development is unlikely to affect the residential amenity of neighbouring occupiers given the small protrusion at the rear.

The two storey side and rear extension would be set in .64m from the common law boundary and .83m from the gable end of the neighbouring property. The Householder Development SPD advises that two storey rear extensions are acceptable up to 3m depth, beyond which a 45 degree plan will need to be provided to assess the impact to neighbours.

The proposed two storey extension would be sited closer to the common law boundary however it would only extend 3m from the rear elevation of the existing dwelling house and is within the parameters set by the Householder Development SPD. As originally submitted it would include a large opening which included a Juliet balcony which would introduce new views into the private amenity space. This has been amended to a more traditional window which is considered acceptable in terms of design and reduces the potential for overlooking between properties. However, the room located at the rear elevation of no. 86 closest to the property boundary appears to be an en-suite bathroom according to the plans associated with application 06/00421/FUL which is a non habitable room. Taking these matters into consideration there would be no adverse impact to outlook and residential amenity in relation to existing and future occupiers.

The proposed pergola would replace much of the existing outbuilding and measure the same height currently in situ. It is not considered that the pergola will adversely affect residential amenity given the current outbuilding.

No other properties would be affected.

Highways

The current hardstanding provides parking space for 1no. vehicle at the front of the property together with space at the gable end which will be lost to the proposed development. The hardstanding at the gable end is insufficient to comply with the parking standards adopted by the Council. As there is no increase to the number of bedrooms it would be inappropriate to require additional parking provision given the current parking arrangement in situ.

As such, there would be no adverse impact to highways safety as a result of the proposed development.

Conclusion

The proposal would be acceptable in terms of design, residential amenity and

highways (subject to condition attached). The proposal also complies with the relevant Core Strategy, Replacement UDP policies and guidance in the NPPF and is therefore recommended for approval subject to conditions.

Recommendation

That planning permission will be granted subject to the following condition(s):-

- 1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: In order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2) The development hereby permitted shall be carried out in accordance with the approved plans and documents listed in Schedule 1.

Reason: For the avoidance of doubt.

- 3) The materials to be used on the external surfaces of the extension hereby permitted shall match those of the existing building in type, size, colour and texture.

Reason: In the interests of visual amenity and to comply with Saved Policy H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006, Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
17.01.2024	23070-SDA-V1-XX-DR-A-0001-A-001_P2	REV P2	LOCATION PLAN
17.01.2024	23070-SDA-V2-ZZ-DR-A-0702_P4	REV P4	PROPOSED PLANS, SECTIONS & ELEVATIONS

Signed Case Officer¹: **John Fleming**

Signed Authorising Officer²: **K Foster**

Date: **18 January 2024**

¹ I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed.

² I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed.

